

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	100.00 %	97.72 %	1	95.51 %	100	100	
% of Funds Disbursed	96.84 %	92.88 %	2	87.58 %	100	94	
Leveraging Ratio for Rental Activities	6.08	7.11	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.73 %	94.18 %	9	82.17 %	64	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.51 %	80.66 %	10	71.17 %	58	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.50 %	93.10 %	3	81.54 %	100	92	
% of 0-30% AMI Renters to All Renters***	71.47 %	63.34 %	5	45.68 %	100	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	98.92 %	9	96.19 %	53	46	
Overall Ranking:			In State:	8 / 15	Nationally:	97 93	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,758	\$26,454		\$27,510	936 Units	12.00 %	
Homebuyer Unit	\$37,916	\$20,065		\$15,239	355 Units	4.60 %	
Homeowner-Rehab Unit	\$14,827	\$20,711		\$20,932	263 Units	3.40 %	
TBRA Unit	\$687	\$1,840		\$3,121	6,248 Units	80.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.4 %

1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	42.4	63.9	65.0	0.0
Black/African American:	36.1	12.7	24.3	0.0
Asian:	2.7	10.1	0.0	0.0
American Indian/Alaska Native:	2.7	0.6	0.8	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0
Other Multi Racial:	0.5	2.3	0.0	0.0
Asian/Pacific Islander:	4.4	5.4	7.6	0.0

ETHNICITY:

Hispanic	10.0	5.1	2.3	0.0
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HOUSEHOLD SIZE:

1 Person:	71.8	53.2	61.2	0.0
2 Persons:	11.0	15.8	20.2	0.0
3 Persons:	7.2	13.5	8.0	0.0
4 Persons:	4.5	10.7	6.1	0.0
5 Persons:	2.8	3.9	3.0	0.0
6 Persons:	1.9	1.7	0.8	0.0
7 Persons:	0.6	0.8	0.4	0.0
8 or more Persons:	0.2	0.3	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.4	55.5	25.1	0.0
Elderly:	12.9	1.1	49.0	0.0
Related/Single Parent:	15.3	16.3	11.0	0.0
Related/Two Parent:	6.4	20.8	11.0	0.0
Other:	2.0	6.2	1.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	54.4	0.0 [#]
HOME TBRA:	0.0	
Other:	8.1	
No Assistance:	37.5	

of Section 504 Compliant Units / Completed Units Since 2001 97

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 97
 (Percentile)
 State Rank: 8 / 15 PJs Overall Rank: 93
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	92.73	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	74.51	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

